



# SPRINGFIELD

## NEBRASKA

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### PLANNING COMMISSION MEETING

Tuesday, January 14, 2025, at 7:00 p.m.

Springfield City Hall  
170 North 3<sup>rd</sup> Street

1. Call meeting to order and acknowledgment of Open Meetings Act
2. Roll call – Elizabeth Chartier, Kyle Fisher, David Kulm, Jim Opitz, Susan Peplow, Jerry Webster
3. Approve Meeting Agenda
4. Approve Minutes of the December 10, 2024, Planning Commission Meeting
5. Public Hearings
  - A. An application submitted by the City of Springfield for an amendment to Chapter 4 Achieve of the Springfield Comprehensive Plan to adopt the Master Plan of the Sarpy County and Cities Wastewater Agency (SCCWWA) as adopted and approved by the SCCWWA
  - B. An application submitted by the City of Springfield for an amendment to Chapter 4 Achieve of the Springfield Comprehensive Plan to adopt the Western Sarpy Transportation Enhancement Plan (WE-STEP)
6. New Business
  - A. An application submitted by the City of Springfield for an amendment to Chapter 4 Achieve of the Springfield Comprehensive Plan to adopt the Master Plan of the Sarpy County and Cities Wastewater Agency (SCCWWA) as adopted and approved by the SCCWWA
  - B. An application submitted by the City of Springfield for an amendment to Chapter 4 Achieve of the Springfield Comprehensive Plan to adopt the Western Sarpy Transportation Enhancement Plan (WE-STEP)
7. Old Business
8. Reports and Recommendations
9. Adjournment

**PLANNING COMMISSION MINUTES**  
**JANUARY 14, 2025**

1. Meeting called to order at 7:00 p.m.
2. Present: Elizabeth Chartier, Jerry Webster, Dave Kulm, Kyle Fisher, Sue Peplow, Jim Opitz  
Absent: None
3. Motion by Peplow, 2<sup>nd</sup> by Fisher to approve the meeting agenda. Ayes: Webster. Kulm, Fisher, Peplow, Opitz, Chartier. Nays: None. Motion carried.
4. Motion by Opitz, 2<sup>nd</sup> by Fisher to approve minutes of the December 10 2024, Planning Commission Meeting. Ayes: Webster. Kulm, Fisher, Peplow, Opitz. Abstain: Chartier. Motion carried.
5. Public Hearings

- A. Motion by Webster, 2<sup>nd</sup> by Peplow to open a public hearing to consider an application submitted by the City of Springfield for an amendment to Chapter 4 Achieve of the Springfield Comprehensive Plan to adopt the Master Plan of the Sarpy County and Cities Wastewater Agency (SCCWWA) as adopted and approved by the SCCWWA. Ayes: Webster. Kulm, Fisher, Peplow, Opitz, Chartier. Motion carried. Public hearing opened at 7:01 p.m.

Andie Ledenbach, Assistant City Clerk, stated in accordance with the SCCWWA Interlocal Agreement, the cities of Bellevue, Papillion, LaVista, Gretna and Springfield are required to develop a master plan to be submitted for review. She further noted Kathleen Gottsch, City Administrator, was instrumental in assisting to get the plan finalized.

Fisher inquired if Gottsch was supportive of the plan. Ledenbach stated Gottsch was in approval.

No further questions or comments were made.

Motion by Fisher, 2<sup>nd</sup> by Peplow to close the public hearing. Ayes: Webster. Kulm, Fisher, Peplow, Opitz, Chartier. Motion carried. Public hearing closed at 7:03 p.m.

- B. Motion by Webster, 2<sup>nd</sup> by Opitz to open a public hearing to consider an application submitted by the City of Springfield for an amendment to Chapter 4 Achieve of the Springfield Comprehensive Plan to adopt the Western Sarpy Transportation Enhancement Plan (WE-STEP). Ayes: Webster. Kulm, Fisher, Peplow, Opitz, Chartier. Motion carried. Public hearing opened at 7:04 p.m.

Ledenbach commented this was in reference to the December 10, 2024, Planning Commission meeting that was attended by Jason Carbee and Jim Boerner who presented the WE-STEP strategic transportation plan for western Sarpy County. Ledenbach stated the City Council was presented the same presentation at the council meeting, January 7, 2025.

No further questions or comments were made.

Motion by Fisher, 2<sup>nd</sup> by Webster to close the public hearing. Ayes: Webster. Kulm, Fisher, Peplow, Opitz, Chartier. Motion carried. Public hearing closed at 7:05 p.m.

6. New Business

- A. Motion by Webster, 2<sup>nd</sup> by Fisher to recommend approval of an application submitted by the City of Springfield for an amendment to Chapter 4 Achieve of the Springfield Comprehensive Plan to adopt the Master Plan of the Sarpy County and Cities Wastewater Agency (SCCWWA) as adopted and approved by the SCCWWA. Ayes: Webster. Kulm, Fisher, Peplow, Opitz, Chartier. Motion carried.
- B. Motion by Fisher, 2<sup>nd</sup> by Webster to recommend approval of an application submitted by the City of Springfield for an amendment to Chapter 4 Achieve of the Springfield Comprehensive Plan to adopt the Western Sarpy Transportation Enhancement Plan (WE-STEP). Ayes: Webster. Kulm, Fisher, Peplow, Opitz, Chartier. Motion carried.

7. Old Business: None

8. Reports and Recommendations: None

9. Motion by Webster, 2<sup>nd</sup> by Chartier to adjourn. Ayes: Webster. Kulm, Fisher, Peplow, Opitz, Chartier. Motion carried. Meeting adjourned at 7:07 p.m.

Andie Ledenbach  
Assistant City Clerk